

336 CPW NEWSLETTER

June-July 2006

Looking Back and Looking Ahead At the Annual Meeting, May 10

This year's annual meeting offered a chance for shareholders to look back upon the past year's activities and to look forward to those planned for the year ahead.

The meeting began with a report on the building's exterior renovation by Bill Struth, from our engineering firm, Lawless & Mangione. Mr. Struth said that the work was going quite smoothly and at a good pace. In particular, he discussed the removal and reconstruction of our elegant Egyptian-style cornice, which is composed of many pieces of terra cotta. The cornice had to be removed to repair aging steel beams beneath it. Mr. Struth said that most of the pieces could be reused. He explained that, when possible, the contractors would repair cracked pieces, using epoxy and colored filling. Pieces that were beyond repair will be fabricated in England, in a color that has been approved by the Landmarks Preservation Commission. Assuming that these replacements arrive in time, the renovation should be completed by the end of the year.

Ruth Nagourney reviewed the year's activities, including completion of the front doors and entryway, and the beginning of our structural renovation. She reported that 336 had been able to purchase heating oil with a cap of \$1.50 per gallon, resulting in a \$90,000 savings last year. She mentioned that preparation for a potential strike, which luckily was averted, took a good deal of work on the part of management and the Board. She noted that the staff's old uniforms had been replaced with new ones.

Plans for the coming months include replacing the planter pots in front of the building and purchase of a new awning-- once the sidewalk bridge is down. A refurbishing of the lobby furniture is also planned. Ms. Nagourney mentioned the replacement of carpets in the elevators' (these have been installed in recent weeks), and the repair of the elevator cabs, which is now taking place. Less evident, but necessary, will be reinstallation of roof fans to circulate air and cool the elevator hallways through existing vents on each floor. In addition, she advised shareholders that the Board will be going back to the Landmarks Preservation Commission to devise a plan for installing through-the-wall air conditioners on the Central Park West and 94 Street façades.

Joanne Gouge reported that nine apartments had been sold in 2005—an unusually large number for one year—contrasted to one apartment so far in 2006. Seth Weinstein discussed the cost of the building renovation—\$1.2 million to date as of the meeting—and explained that an assessment will be necessary to cover costs. However, he explained that the amount of the assessment could not be determined until the total cost of the job is known. That cost, dependent upon the terra cotta repair cost, should become known in the coming weeks.

STAFF NEWS:

Joe Ayala has returned, after successful knee surgery.

Zef Gojcevic is back working full time as a regular staff member. Last year he was a summer employee, and subsequently worked part time, so he is acquainted with most residents.

Two summer employees are **Emilio Jimenez**, who is working mostly as a porter and **Gavin Stead** who has been filling in for vacationing elevator operators.

AROUND THE BUILDING:

Have you changed the battery in your smoke alarm? Experts recommend changing the battery when we go on Daylight Saving Time. If the battery begins to fail it will beep loudly and continuously, or perhaps even go off erroneously. Change your battery now, to prevent these annoyances.

Flowers have been planted in the tree pits and in the pots in front of our building. Even though growing conditions there are imperfect, the blossoms and greenery add a bit of cheer beneath the sidewalk bridges.

IN THE NEIGHBORHOOD:

Gabriela's, has reopened at long last, in time for summer dining. Formerly on Amsterdam at 93 Street, the new restaurant includes many outdoor seats and a spacious interior with tiled floors and some decorative wall tiles. The menu includes Tex-Mex favorites like tacos, enchiladas, fajitas, and burritos. There are also salads, vegetarian dishes, and what it calls Gabriela's "legendary rotisserie Yucatan chicken." Takeout is also available.

The Post Office's move to the west side of Columbus Avenue near 95th Street has provided a more ample space and better service. Did you know that you can now mail a package domestically without waiting on line? The self service area near the front of the post office allows you to weigh your envelope or package and pay by credit or debit card.

New at Mani Market: a selection of fresh fish at the back of the store.

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Please send notices, building news, letters, articles or other items for publication in the newsletter to the Editor, Barbara L. Michaels, 6F

The 336 Board welcomes comments and suggestions from residents.

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